

REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: MARCH 1, 2004

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: COUNCILMAN WEEKLY and COUNCILWOMAN MONCRIEF

Also Present: DEPUTY CITY MANAGER BETSY FRETWELL, REAL ESTATE AND ASSET MANAGEMENT DIVISION MANAGER DAVID ROARK, DEPUTY CITY ATTORNEY TERESITA PONTICELLO, CITY CLERK BARBARA JO (RONI) RONEMUS, and DEPUTY CITY CLERK GABRIELA S. PORTILLO-BRENNER

ANNOUNCEMENT MADE – Meeting noticed and posted at the following locations:

City Hall Plaza, Special Outside Posting Bulletin Board

Court Clerk's Office Bulletin Board, City Hall Plaza

Las Vegas Library, 833 Las Vegas Boulevard North

Clark County Government Center, 500 S. Grand Central Parkway

Grant Sawyer Building, 555 E. Washington Avenue

(3:03 – 3:04)

AGENDA SUMMARY PAGE
REAL ESTATE COMMITTEE MEETING OF: MARCH 1, 2004

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action to authorize staff to apply for a land lease with the Bureau of Land Management for Recreation and Public Purposes on land currently under lease from the Bureau of Land Management to the Nevada Division of State Parks and State Lands for land located south of Moccasin Road between Cimarron Road and Torrey Pines Drive (\$100 - Real Estate and Asset Management - Rental of Land) - Ward 6 (Mack)

Fiscal Impact☐**No Impact****Amount: \$100**☒**Budget Funds Available****Dept./Division: Public Works/Real Estate**☐**Augmentation Required****Funding Source: Real Estate/Rental of Land****PURPOSE/BACKGROUND:**

On 12/17/03, Council approved staff to enter into discussions and possible negotiations with the State of Nevada regarding Floyd Lamb State Park, including relinquishing their current lease with the Bureau of Land Management on 1,060 acres of land in favor of the City of Las Vegas. Staff is requesting to apply for a Recreation and Public Purposes lease to be in second position for this land behind the State of Nevada without further obligation of the City.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Site map

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 1 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

DEPUTY CITY MANAGER FRETWELL reported that this item involves land surrounding Floyd Lamb State Park and is currently under state lease. This land lease application to BLM would put the City in second position, should the State relinquish the R&PP lease. It is really a

REAL ESTATE COMMITTEE MEETING OF MARCH 1, 2004

Public Works

Item 1 – Discussion and possible action to authorize staff to apply for a land lease with the Bureau of Land Management for Recreation and Public Purposes on land currently under lease from the Bureau of Land Management to the Nevada Division of State Parks and State Lands for land located south of Moccasin Road between Cimarron Road and Torrey Pines Drive (\$100 - Real Estate and Asset Management - Rental of Land) – Ward 6 (Mack)

MINUTES – Continued:

backup plan for the City, as it pursues further discussions regarding Floyd Lamb State Park. DAVID ROARK, Manager, Real Estate and Asset Management Division, interjected that it is necessary for the City to be in this position regardless of its acquisition of Floyd Lamb State Park.

Before adjourning the meeting, MR. ROARK noted a difference between this line item and that on the City Council agenda of 3/3/2004. The language “on land currently under lease from the Bureau of Land Management to the Nevada Division of State Parks and State Lands” should have been removed from both the Real Estate and City Council line items, but the City Clerk’s office did not have enough time and only removed it from the City Council agenda line item.

No one appeared in opposition.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:04 – 3:05/3:10 – 3:12)

1-4/1-87

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: MARCH 1, 2004

DEPARTMENT: NEIGHBORHOOD SERVICES

DIRECTOR: ORLANDO SANCHEZ

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding First Amendment to Lease Agreement between the City of Las Vegas and In-House Productions at the Las Vegas Business Center - 1951 Stella Lake Drive (\$63,072 revenue/36 months-Las Vegas Business Center Operations Fund) - Ward 5 (Weekly)

Fiscal Impact

☐

No Impact

Amount: \$63,072/36 months (income)

☐

Budget Funds Available

Dept./Division: Neigh. Svcs./Neigh. Devel.

☐

Augmentation Required

Funding Source: Las Vegas Business Center Operations Fund

PURPOSE/BACKGROUND:

In-House Productions is currently a tenant at the Las Vegas Business Center and due to growth, is expanding their business operations to include a second suite. City Council approved In-House Productions' current Lease Agreement on May 21, 2003, and since beginning its tenancy on June 1, 2003, the company has created two full-time positions. In-House Productions provides business support services, convention services, and contract labor to the entertainment industry. The lease term is three years with three one-year options for renewal.

RECOMMENDATION:

Staff recommends approval of the Amended Lease Agreement between the City of Las Vegas and In-House Productions at the Las Vegas Business Center.

BACKUP DOCUMENTATION:

First Amendment to Lease Agreement Las Vegas Business Center

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 2 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

MARTY TOLEDO, Neighborhood Services, stated the item was in order. It involves an amendment to allow In-House Productions to expand and occupy a second suite.

REAL ESTATE COMMITTEE MEETING OF MARCH 1, 2004

Neighborhood Services

Item 2 - Discussion and possible action regarding First Amendment to Lease Agreement between the City of Las Vegas and In-House Productions at the Las Vegas Business Center - 1951 Stella Lake Drive (\$63,072 revenue/36 months-Las Vegas Business Center Operations Fund) - Ward 5 (Weekly)

MINUTES – Continued:

COUNCILMAN WEEKLY questioned the business of In-House Productions. MR. TOLEDO answered that In-House Productions caters to the entertainment industry. It provides business support services, convention services, and contract labor.

COUNCILMAN WEEKLY queried LEONARD DIXON, Neighborhood Services, on the City's intent to evacuate the tenants as their leases were due to expire. MR. DIXON explained that another component of the Las Vegas Business Center was the Incubator Program, which was discontinued. Consequently, the contracts of those tenants were terminated. The Las Vegas Business Center now only leases to commercial tenants, except EVOLVE. COUNCILMAN WEEKLY then asked if there is any other space available for lease. MR. DIXON responded that this is the last space available.

No one appeared in opposition.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:05 – 3:07)

AGENDA SUMMARY PAGE
REAL ESTATE COMMITTEE MEETING OF: MARCH 1, 2004

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding a Lease Agreement between the City of Las Vegas and the International Institute of Modern Letters for approximately 3,800 square feet of office space located at 400 South Las Vegas Boulevard commonly referred to as the Fifth Street School - Ward 1 (Moncrief)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:** Public Works/Real Estate☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

On 12/17/03, Council approved staff entering into negotiations with the International Institute of Modern Letters (IIML). Both parties, in their collective efforts to provide facilities of higher learning as well as cultural, literary, educational and historical outlets in the downtown area, desire to enter into this new Lease Agreement to accomplish this goal. IIML shall be responsible to reimburse the City of Las Vegas for the pro-rata share of utilities. Term of the Lease Agreement is one year, with an additional renewal option through 2005.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Lease Agreement

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 3 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, advised that the International Institute of Modern Letters will lease this space at a cost of \$1 a month. The Institute will be responsible for the cost of the utilities, on a pro-rata basis, for the square footage occupied. Staff recommends approval.

REAL ESTATE COMMITTEE MEETING OF MARCH 1, 2004

Public Works

Item 3 - Discussion and possible action regarding a Lease Agreement between the City of Las Vegas and the International Institute of Modern Letters for approximately 3,800 square feet of office space located at 400 South Las Vegas Boulevard commonly referred to as the Fifth Street School - Ward 1 (Moncrief)

MINUTES – Continued:

COUNCILMAN WEEKLY questioned the function of the Institute. MR. ROARK responded that the Institute is a non-profit organization established through UNLV in order to provide a facility for poets and artists. DEPUTY CITY MANAGER FRETWELL further explained that this effort is affiliated with the Cities of Asylum Program and creates a haven for individuals to be creative and not be persecuted for it, as they would be in their countries of origin.

No one appeared in opposition.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:07 – 3:10)

1-112

REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: MARCH 1, 2004

CITIZENS PARTICIPATION: ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A MATTER NOT LISTED ON THE AGENDA, PLEASE CLEARLY STATE YOUR NAME AND ADDRESS. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

MINUTES:

None.

(3:10)
1-187

THE MEETING ADJOURNED AT 3:12 P.M.

Respectfully submitted: _____
GABRIELA S. PORTILLO-BRENNER, DEPUTY CITY CLERK
March 4, 2004